

ZONING AND ADJUSTMENT BOARD

April 19, 2004

The Zoning and Adjustment Board of Sumter County, Florida convened on Monday, April 19, 2004, at 6:30 P.M. with the following Board members present: Chairman Larry Story, Frank Topping, Dossie Singleton, Dave Pierazek, Rusty Mask, Richard Bradley, Dale Nichols, Rodney Caruthers, Mark Caruthers, and Todd Brown. Board members Lamar Parker and Evan Merritt were absent. Terry Neal, Zoning and Adjustment Board Attorney and Aimee Webb, Board Secretary were present. Roberta Rogers, Director of Planning and Development, was absent.

The Board members led everyone in the pledge and prayer.

Mr. Story presented the proof of publication.

SS2004-0004

Florida Land Sales & Development

Board member, Mark Caruthers, declared a conflict of interest since he is the owner of Florida Land. Steve Richey, attorney for the applicant, was present and requesting a small scale comprehensive plan amendment from agricultural to commercial on 1.46 acres MOL. There were no objections from the audience.

Mrs. Rogers arrived at 6:50 during the above case. The Board held a discussion as to whether the area was suitable for commercial and whether US 301 could handle the additional traffic.

There were no further questions or discussion from the Board. Mr. Brown made a motion to recommend approval of the requested comprehensive plan amendment to the Board of Sumter County Commissioners finding the use compatible with the surrounding area. Mr. Bradley seconded the motion and the motion carried with the following members voting nay: Mr. Pierazek, Mr. Topping and Mr. Mask.

R2004-0039

Florida Land Sales & Development

Steve Richey, attorney for the applicant, and Board member, Mark Caruthers, company owner still declaring a conflict of interest, were present, and requested a rezoning on 1.46 acres MOL from a non-vested C2 to CH. There were six notices sent. Of the six notices sent, none were received in favor and one in objection. The letter of objection was read into the record. There were no objections from the audience.

The Board members held a discussion as to whether CH was appropriate for the area. There were no further questions or discussion from the Board. Mr. Nichols made a motion to deny the requested rezoning. Mr. Bradley seconded the motion and the motion failed with the following members voting nay: Mr. Story, Mr. Rodney Caruthers, Mr. Brown, Mr. Pierazek, and Mr. Singleton.

Mr. Brown made a motion to approve the requested rezoning. Mr. Rodney Caruthers seconded the motion and the motion carried with the following members voting nay: Mr. Singleton, Mr. Mask, Mr. Nichols, and Mr. Topping.

R2004-0034

Mabel Santana Young

Wayne Young, representative for the applicant, was present and requested a rezoning on a non-vested C2 to RR1 on 1 acre MOL. There were eight notices sent. Of the eight notices sent, none were received in favor and one in objection. The letter of objection was read into the record. There were no objections from the audience. There were no further questions or discussion from the Board. Mr. Mark Caruthers made a motion to recommend approval of the requested rezoning to the Board of Sumter County Commissioners based on the information provided in the staff report. Mr. Bradley seconded the motion and the motion carried.

R2004-0036

Charles Bradshaw, Jr.

Barbara O'Horo-Benton, attorney for the applicant, was present and requested a rezoning from A5 to A10C on 1210 acres MOL to bring the property into compliance with the Future Land Use Map. There were seven notices sent. Of the seven notices sent, none were received in favor and one in objection. The letter of objection was read into the record. Nancy Miller and Yvonne Taylor were present and requested to be on record as opposing to the rezoning request due to the ongoing legal problems. There were no further questions or discussion from the Board. Mr. Mark Caruthers made a motion to recommend approval of the requested rezoning to the Board of Sumter County Commissioners based on the information provided in the staff report. Mr. Bradley seconded the motion and the motion carried.

R2004-0037

Diana Dixon

Ron Dixon, Sr., representative for the applicant, was present and requested a rezoning from A5 to RR1C on 3 acres MOL to bring the property into compliance with the Future Land Use Map. There were five notices sent. Of the five notices sent, one was received in favor and none in objection. There were no further questions or discussion from the Board. Mr. Topping made a motion to recommend approval of the requested rezoning to the Board of Sumter County Commissioners based on the information provided in the staff report. Mr. Bradley seconded the motion and the motion carried.

R2004-0038

Sarah Bowen & Jacquelyn McConkie

Sarah Bowen was present and requested a rezoning from R1 to R4M on .35 acres MOL on a vested lot of record. There were four notices sent. Of the four notices sent, one was received in favor and none in objection. There were no objections from the audience. There were no further questions or discussion from the Board. Mr. Nichols made a motion to recommend approval of the requested rezoning to the Board of Sumter County

Commissioners based on the information provided in the staff report. Mr. Bradley seconded the motion and the motion carried.

R2004-0040

Paul S. Burns, P.A.

Paul Steve Burns was present and requested a rezoning from R2C to R2M on .60 acres MOL. There were seven notices sent. Of the seven notices sent, none were received in favor and none in objection. There were no objections from the audience. There were no further questions or discussion from the Board. Mr. Nichols made a motion to recommend approval of the requested rezoning to the Board of Sumter County Commissioners based on the information provided in the staff report. Mr. Bradley seconded the motion and the motion carried.

T2004-0014

Gary Smith

Gary Smith was present and requested a Temporary Use Permit for a caregiver's residence. There were eight notices sent. Of the eight notices sent, one was received in favor and none in objection. There were no objections from the audience. There were no further questions or discussion from the Board. Mr. Nichols made a motion to approve the requested Temporary Use Permit based on the information provided in the staff report. Mr. Bradley seconded the motion and the motion carried.

R2004-0035

Ocala Bedrock

Leland Madsen, representative for the applicant, was present and requested a rezoning from A5 to A10C on 238.62 acres MOL to bring the property into compliance with the Future Land Use Map. There were eight notices sent. Of the eight notices sent, none were received in favor and none in objection. There was one audience member who requested to be heard: John Goff. Mr. Goff was curious as to the difference in the zoning classifications. There were no further questions or discussion from the Board. Mr. Topping made a motion to recommend approval of the requested rezoning to the Board of Sumter County Commissioners based on the information provided in the staff report. Mr. Bradley seconded the motion and the motion carried.

OP2004-0001

Ocala Bedrock

Leland Madsen, representative for the applicant, was still present and requested a renewal of an Operating Permit for a limerock mine. There were eight notices sent. Of the eight notices sent, there were none received in favor and none in objection. Mr. and Mrs. Goff stated they lived within ½ mile of the mine and the blasting was destroying their home. Mr. Topping made a motion to recommend approval of the Operating Permit renewal to the Board of Sumter County Commissioners based on the information provided in the staff report and the following condition added: the blasting company shall provide a video taped inspection of all structures within ½ mile from the property boundaries of the operating permit. Mr. Bradley seconded the motion and the motion carried.

S2004-0010

Steinmetz Hospitality Group

David Springstead, Springstead Engineering and representative for the applicant, was present and requested a Special Use Permit for a water and wastewater treatment plant on 42.11 acres MOL. There were five notices sent. Of the five notices sent, one was received in favor and none in objection. Mr. Springstead explained to the Board how the facility would work with two percolation ponds. There were no further questions or discussion from the Board. Mr. Mark Caruthers made a motion to recommend approval of the requested Special Use Permit to the Board of Sumter County Commissioners based on the information provided in the staff report. Mr. Nichols seconded the motion and the motion carried.

Mr. Nichols made a motion to adjourn. Mr. Brown seconded the motion and the motion carried.

The meeting adjourned at 8:10 p.m.

Larry Story, Chairman
Zoning and Adjustment Board